



## Minutes

### Committee of Adjustment

### The Corporation of the City of Brampton

**Tuesday, March 24, 2026**

- Members Present: Jarmanjit Singh Dehriwal (Chair)  
Jotvinder Sodhi (Vice-Chair)  
Kathleen McDermott  
Sarbjeeet Saini  
Manoharan Vaithianathan
- Members Absent: Baljit Mand (Vice-Chair)  
Ron Chatha  
Paul Khaira  
James Reed  
Thisaliny Thirunavukkarasu
- Staff Present: Ross Campbell, Manager, Zoning and Sign By-law, Planning, Building and Growth Management  
Francois Hemon-Morneau, Principal Planner/Supervisor, Planning, Building and Growth Management  
Marcia Razao, Planning Technician, Planning, Building and Growth Management  
Simran Sandhu, Planner, Planning, Building and Growth Management  
Emily Lim, Assistant Development Planner, Development Services  
Adam Lipka, Planning Technician, Development Services  
Annie Thomson, Assistant Development Planner, Development Services  
Clara Vani, Secretary-Treasurer/Legislative Coordinator
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**1. Call to Order**

The meeting was called to order at 9:45 a.m. recessed at 12:28 p.m., reconvened at 12:58 p.m. and adjourned at 2:46 p.m.

As this Committee of Adjustment Committee meeting was conducted with electronic and in-person participation by Members of Committee, the meeting started with calling the roll for attendance at the meeting, as follows:

Members present during roll call: Jarmanjit Singh Dehriwal (Chair), Jotvinder Sodhi (Vice-Chair), Sarbjeet Saini, Kathleen McDermott and Manoharan Vaithianathan.

Members absent during roll call: Baljit Mand (Vice-Chair), James Reed, Thisaliny Thirunavukkarasu, Paul Khaira and Ron Chatha.

**2. Adoption of Minutes**

**2.1 Committee of Adjustment Minutes - February 24, 2026**

Moved by: S. Saini

Seconded by: J. Sodhi

That the minutes of the Committee of Adjustment hearing held February 24, 2026, be approved, as printed and circulated.

Carried

**3. Region of Peel Comments**

**3.1 Krishtian-Tyler Rampersaud, Region of Peel comments, dated March 13, 2026**

The Committee Chair J. Dehriwal noted correspondence received from the Region of Peel.

**4. Declarations of Interest under the Municipal Conflict of Interest Act**

Nil

**5. Withdrawals Requests**

Nil

**6. Review of the Agenda for Immediate Approval**

Member K. McDermott removed both eligible applications from this portion of the agenda, and as such a following proposed Immediate Approval motion was not placed, and the items were dealt with in order of the regular agenda.

1. That the following agenda items and minor variance applications, before the Committee of Adjustment at its March 24, 2026, meeting, be approved subject to the conditions set out in the staff recommendation for each respective application:

Item #	Application #	Location
9.3	A-2026-0011	100 Palleschi Drive
9.4	A-2026-0012	125 Palleschi Drive

2. This decision reflects that in the opinion of the Committee, for each application:

1. The variance authorized is desirable for the appropriate development or use of the land, building, or structure referred to in the application, and
2. The general intent and purpose of the zoning by-law and the City of Brampton Official Plan is maintained, and the variance is minor.

Motion not placed.

**7. Deferral Requests**

Nil

**8. New Consent Applications**

8.1 B-2026-0003

Primont M3 Condos Inc.

10629 Mississauga Road

Plan 43M1985, Block 1

The applicant(s) are requesting the following variance(s):

The purpose of the application is to request the consent to sever a parcel of land currently having a total area of approximately 16,917.54 square metres (1.69 hectares), together with easements for servicing, access, and shoring. The proposed severed lot has an approximate frontage of 72.78 metres (238.78 feet) and an area of 6,765.75 square metres (0.67 hectares). The effect of the application is to create two separate lots and establish easements to facilitate the phased development of mixed-use, high-density buildings on both the severed and retained parcels.

Jane Law, authorized agent was present online and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal highlighted correspondence received.

The authorized agent agreed with the conditions.

Moved by: K. McDermott

Seconded by: S. Saini

That application B-2026-0003 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received;
3. That through the associated Site Plan Application, the applicant shall submit revised site servicing drawings to reflect the new phasing and proposed rental building;
4. Separate water, sanitary, and storm services shall be provided for each lot in accordance with the Ontario Building Code to the satisfaction of the Chief Building Official. Should services serving one lot cross the other, the appropriate easements shall be registered concurrent with the Transfer of the severed lands. A building permit shall be required for the alteration to existing services prior to the completion of the severance application and issuance of the Certificate from the COA Secretary Treasurer;
5. That any tiebacks relating to the shoring easement shall not impact or conflict with landscape requirements;

6. That the Owner shall provide draft Transfer Easement documents for the access easement in favor of the severed lands, and in favour of 10 Kent Road over retained lands for the shared accesses between the retained and adjacent lands as depicted as per Parts 7, 10, 11, 12, and 14 on the submitted concept plan. (R.P.E. Surveying Ltd. with Job No 21-014). The access easement will be in perpetuity and to the satisfaction of the City Solicitor and the City's Commissioner of Public Works & Engineering. The Owner hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such arrangements. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
  - a. A draft reference plan.
  - b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting separate parts where the easement is to be conveyed.
  - c. A memorandum to the Traffic Planning group setting out the parts on the draft reference plan that are to be conveyed and copied to the Legal Services Division.
  - d. Upon approval of the Draft Reference Plan by the City's Traffic Planning group, arrange for the Surveyor to have the Draft Reference Plan deposited at the Land Registry Office of Peel.
  - e. Deposited copies are to be provided to the Traffic Planning group and the Legal Services Division; and
7. Arrangements satisfactory to the Peel Region, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private and or municipal service easements and shared facilities agreement.

Carried

8.2 B-2026-0004

LCC Precidio Project LP

100 Corporation Drive

Plan M873, Part Block 1, RP 43R27350, Part 1

The applicant(s) are requesting the following variance(s):

The purpose of the application is to request the consent to sever a parcel of land having a total area of approximately 28,345.49 square metres (2.83 hectares), together with access and servicing easements. The proposed severed lot has an approximate frontage of 82.02 metres (269.09 feet) and an area of 12,599.38 square metres (1.26 hectares). The effect of the application is to create two separate lots, each containing one of the existing industrial buildings, with easements for access and servicing.

Scott Beedie, authorized agent was present and presented an overview of the application.

Staff outlined the proposed conditions of the staff report.

The authorized agent agreed with the conditions.

Moved by: S. Saini

Seconded by: K. McDermott

That application B-2026-0004 is supportable, subject to the following conditions being imposed:

1. A Secretary-Treasurer's certificate fee shall be paid, in the amount current at the time of the issuance of the Secretary-Treasurer's Certificate;
2. As a condition of severance, the Owner shall provide draft Transfer Easement documents for the permanent mutual access easement in favour of the severed lands over retained lands for access to Precidio Court. The mutual access easement will be in perpetuity and to the satisfaction of the City Solicitor and the City's Commissioner of Public Works & Engineering. The Owner hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such arrangements. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
  - a. A draft reference plan.
  - b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting separate parts where the easement is to be conveyed.

- c. A memorandum to the Traffic Planning group setting out the parts on the draft reference plan that are to be conveyed and copied to the Legal Services Division.
  - d. Upon approval of the Draft Reference Plan by the City's Traffic Planning group, arrange for the Surveyor to have the Draft Reference Plan deposited at the Land Registry Office of Peel.
  - e. Deposited copies are to be provided to the Traffic Planning group and the Legal Services Division;
3. As a condition of severance, the Owner shall provide draft Transfer Easement documents for the permanent mutual access easement in favour of the retained lands over severed lands for access to Precidio Court. The mutual access easement will be in perpetuity and to the satisfaction of the City Solicitor and the City's Commissioner of Public Works & Engineering. The Owner hereby waives and releases the City from any claim for compensation, injurious affection or other damages, claims, demands, losses, costs, suits or other proceedings arising or which may arise as a result of such arrangements. In this regard, the Owner shall submit the following to the Traffic Planning group for approval and copy the Legal Services Division:
- a. A draft reference plan.
  - b. A draft reference plan overlaid onto the proposed site plan, showing only the subject site, depicting separate parts where the easement is to be conveyed.
  - c. A memorandum to the Traffic Planning group setting out the parts on the draft reference plan that are to be conveyed and copied to the Legal Services Division.
  - d. Upon approval of the Draft Reference Plan by the City's Traffic Planning group, arrange for the Surveyor to have the Draft Reference Plan deposited at the Land Registry Office of Peel.
  - e. Deposited copies are to be provided to the Traffic Planning group and the Legal Services Division;
4. Separate water, sanitary, and storm services shall be provided for each lot in accordance with the Ontario Building Code to the satisfaction of the Chief Building Official. Should services serving one lot cross the other, the appropriate easements shall be registered concurrent with the Transfer of the severed lands. A building permit shall be required for the alteration to

existing services prior to the completion of the severance application and issuance of the Certificate from the COA Secretary Treasurer;

5. Arrangements satisfactory to the Peel Region, Public Works shall be made with respect to the location of existing and installation of new services and/or possible required private and or municipal service easements; and
6. Approval of the draft reference plan(s), as applicable, shall be obtained at the Committee of Adjustment office, and the required number of prints of the resultant deposited reference plan(s) shall be received.

Carried

## **9. New Minor Variance Applications**

9.1 A-2026-0006

Mehar Singh, Guljinder Kainth

45 Dunblaine Crescent

Plan 756, Lot 436

The applicant(s) are requesting the following variance(s):

1. To permit a maximum building height of 8.69 metres for a proposed single-family residential dwelling, whereas the by-law permits a maximum building height of 7.6 metres;
2. To permit a minimum interior side yard width of 1.2 metres for a proposed single-family residential dwelling, whereas the by-law requires a minimum interior side yard width of 1.8 metres where the lot width is equal to, or greater than, 16 metres but less than 21 metres;
3. To permit a front yard setback of 6.27 metres to a proposed two storey addition, whereas the by-law requires a minimum front yard setback of 7.5 metres;
4. To permit a residential driveway in a mature neighbourhood area having consistent width of 7.3 metres and exceeding the width of the garage, whereas the by-law permits a maximum driveway width of 6 metres which may be tapered to increase the width to equal the width of the garage within 6 metres of the garage door opening; and

5. To permit a maximum lot coverage of 34.91%, whereas the by law permits a maximum lot coverage of 30%.

Raman Kumar, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Andrew Newman, Brampton resident was present and expressed his oppositions to the application, noting the house size, noise and safety concerns.

Staff outlined the proposed conditions of the staff report.

Member K. McDermott noted that the subject area is a mature neighbourhood.

Member J. Sodhi noted growth is required.

Member S. Saini expressed the need for development in the city and support the application.

Member K. McDermott noted this application isn't supporting development; it is a single dwelling.

The Committee Chair J. Dehriwal noted the City of Brampton By-Law allows for a two-storey addition.

Member K. McDermott noted they would still require a variance.

Member M. Vaithianathan noted this application is not minor in nature.

Ross Campbell, Manager, Zoning and Sign By-law, confirmed the area does permit a second storey.

Member K. McDermott noted she was agreeable to the second storey.

The authorized agent noted they were agreeable to reduce the height from 8.69 metres to 8 metres, and noted the remaining variances are minor in nature.

Member K. McDermott inquired with the authorized agent why they require the 8 metres in height.

The authorized agent noted this house will have a flat roof and most of the height will be to accommodate the flat roof.

The authorized agent agreed with the amended conditions.

Moved by: J. Sodhi

Seconded by: Saini

That application A-2026-0006 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that generally shown on the revised sketch attached to the Notice of Decision or as modified through an approved Custom Home Application;
2. That variance 1 be limited to permit a maximum building height of 8.0 metres for a proposed single-family residential dwelling, whereas the by-law permits a maximum building height of 7.6 metres;
3. That Variance #4 be limited to permit a residential driveway in a mature neighbourhood area having consistent width of 6.2 metres;
4. That the applicant obtains Custom Home Architectural Control approval prior to the submission of a building permit application;
5. That the applicant shall collaborate with Urban Design staff throughout the Custom Home application process to ensure the architectural design, massing, and exterior materials of the proposed dwelling are compatible with the established character of the Mature Neighbourhood and in accordance with the City's Urban Design Guidelines. Where Urban Design staff identify incompatibility, the applicant shall revise the design accordingly to ensure a cohesive integration with the surrounding context;
6. That drainage on adjacent properties shall not be adversely affected;
7. That the applicant contacts the City's Forestry Department to review any existing trees effected by the proposed work 'prior to' and as a condition of minor variance/ CofA approval. A tree removal permit will be required. City Forestry staff will not issue a permit to remove a City street tree. Any tree removals will require compensation/ new tree plantings on the subject site; and
8. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.2 A-2026-0010

Sridhar Rangaswamy

155 Sun Pac Boulevard

Plan M863, Block 5, Part Block 2, RP 43R16308, Parts 1 and 2

The applicant(s) are requesting the following variance(s):

1. To permit 30% landscaped open space along one of the required interior side yards and 1.5% along the other, whereas the by-law requires a minimum 50% landscaped open space along one of the required interior side yards and none along the other.

Hesam Rostami, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

Member K. McDermott inquired on the loss of permeable surface.

The authorized agent noted the deficiency would be roughly 1500 square feet.

Moved by: S. Saini

Seconded by: Sodhi

That application A-2026-0010 is supportable, subject to the following conditions being imposed:

1. That the extent of the variance be limited to that generally shown on the sketch attached to the Notice of Decision or as modified through an approved Site Plan Application;
2. That the applicant finalize Site Plan Approval under City File SPA-2025-0086, execute a site plan agreement, and post the necessary financial securities and insurance to the satisfaction of the Director of Development Services; and
3. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Carried

9.3 A-2026-0011

Forestside Estates Inc.

100 Palleschi Drive

Plan 43M2183, Block 1

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 1.5 metres to Attmar Drive, whereas a minimum front yard setback of 3 metres is required;
2. To permit an exterior side yard setback of 0.95 metres to Palleschi Drive, whereas a minimum exterior side yard setback of 3 metres is required;
3. To permit a building separation distance of 8.0 metres where the building wall includes a balcony, door or window to a habitable room, whereas a minimum building separation distance of 13 metres is required where the building wall includes a balcony, door or window to a habitable room;
4. To permit 0 resident bicycle parking spaces within a below grade parking garage, whereas the by-law requires a minimum 9 resident bicycle parking spaces located within a below grade parking garage; and
5. To permit a minimum of 21 visitor bicycle parking spaces located at grade, whereas a minimum 30 visitor bicycle parking spaces are required at grade.

**A-2026-0012**

Forestside Estates Inc.

125 Palleschi Drive

Plan 43M2183, Block 2

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 1.5 metres to Attmar Drive, whereas a minimum front yard setback of 3 metres is required;
2. To permit an exterior side yard setback of 1.3 metres to Palleschi Drive, whereas a minimum exterior side yard setback of 3 metres is required;
3. To permit a building separation distance of 9.0 metres where the building wall includes a balcony, door or window to a habitable room, whereas a minimum building separation distance of 13 metres is required where the building wall includes a balcony, door or window to a habitable room;
4. To permit 0 resident bicycle parking spaces within a below grade parking garage, whereas the by-law requires a minimum 7 resident bicycle parking spaces located within a below grade parking garage; and
5. To permit a minimum of 12 visitor bicycle parking spaces located at grade, whereas a minimum 40 visitor bicycle parking spaces are required at grade.

Ian Franklin, authorized agent was present online and provided an overview of the application.

Staff outlined the proposed conditions of the staff report.

Member K. McDermott inquired how Variance 3 would impact the individual in the area.

Staff advised it would impact Blocks 6 and 7 on the north side of the two blocks.

Member K. McDermott inquired with the authorized agent if Variance 3 was removed the buildings would lose one unit each.

The authorized agent noted it will. These areas were originally approved for two buildings totaling 700 units and are now down to 160 townhomes.

Member K. McDermott suggested Variance 3 be removed.

Marshall Smith, authorized agent noted the original application was approved in 2021 for six- or seven-storey buildings; the plan has now been amended to implement stacked townhouses. This application is in line with the Official Plan.

The Committee Chair J. Dehriwal inquired if they were open to a deferral to have discussions with their client.

The authorized agent agreed with a deferral.

Moved by: J. Sodhi

Seconded by: K. McDermott

That applications A-2026-0011 and A-2026-0012 be deferred to a date no later than the last hearing of May 2026.

Carried

#### 9.4 A-2026-0012

Forestside Estates Inc.

125 Palleschi Drive

Plan 43M2183, Block 2

The applicant(s) are requesting the following variance(s):

1. To permit a front yard setback of 1.5 metres to Attmar Drive, whereas a minimum front yard setback of 3 metres is required;

2. To permit an exterior side yard setback of 1.3 metres to Palleschi Drive, whereas a minimum exterior side yard setback of 3 metres is required;
3. To permit a building separation distance of 9.0 metres where the building wall includes a balcony, door or window to a habitable room, whereas a minimum building separation distance of 13 metres is required where the building wall includes a balcony, door or window to a habitable room;
4. To permit 0 resident bicycle parking spaces within a below grade parking garage, whereas the by-law requires a minimum 7 resident bicycle parking spaces located within a below grade parking garage; and
5. To permit a minimum of 12 visitor bicycle parking spaces located at grade, whereas a minimum 40 visitor bicycle parking spaces are required at grade.

**Brought forward and dealt with under item 9.3**

**10. Deferred Consent Applications**

Nil

**11. Deferred Minor Variance Applications**

11.1 A-2025-0107

Canadian Mothercraft Society

17 Chapel Street

Plan BR 6, Part Lots 55, 56, Ward 3

The applicant(s) are requesting the following variance(s):

1. To permit a day nursery, whereas the by-law does not permit the use;
2. To permit a rear yard setback of 1.5 metres to a proposed building addition, whereas a minimum rear yard setback of 6 metres is required where the rear lot line abuts a residential zone; and
3. To permit an accessory building to be used for the storage of toys associated with a proposed day nursery, whereas the by-law only permits an accessory structure in a Commercial zone to be used for the purpose of parking or the storage and disposal of garbage.

Michele Lupa, authorized agent was present online and provided an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Nakiema Palmer, Region of Peel, was present and provided an overview of the reasons this application is considered valuable in the area.

Margaret Corcoran, Brampton resident was present to express opposition to the application, noting parking and traffic and safety concerns.

Arnold Wiley, Brampton resident was present to protest this application, noting that a better suited location can be found. Issues with this proposal include noise pollution, reduced quality of life, sightline concerns, increased chances of break ins, and increased traffic flow and congestion.

Norma English, Brampton resident was present to express opposition to the application due to traffic congestion and insufficient parking.

Staff outlined the proposed conditions of the staff report.

The Committee Chair J. Dehriwal inquired where the additional parking is located.

Staff noted John Street parking garage.

Member K. McDermott inquired if the parking data is only for Chapel Street.

Staff noted it was for a localized area.

Member S. Saini inquired if Chapel Street is a one-way or two-way street.

Staff noted it is a two-way street.

The Committee Chair J. Dehriwal inquired if ample parking is available on Chapel Street.

Staff noted additional parking is available at the John Street parking garage.

Member K. McDermott noted the application does not meet the four tests. The kiss-and-ride is not an option at this location and is therefore causing safety concerns for the children.

The Committee Chair J. Dehriwal noted all studies requested were received.

Member S. Saini noted staff confirmed there should be no parking issues at the location.

Ross Campbell, Manager, Zoning and Sign By-Laws noted the permitted commercial uses allowed at this location include retail, office, personal service shop, printing and copying, and a community club.

The Committee Chair J. Dehriwal noted the decision to be made is a difficult one, but the traffic studies show no concerns for parking.

Member K. McDermott noted this application does not meet the four tests and the committee should oppose this type of business for this area. There are safety concerns for the children and their parents.

The Committee Chair J. Dehriwal noted when parents are dropping off their children, they will be extra cautious.

Member M. Vaithianathan noted there are safety and parking issues.

*Moved by: M. McDermott*

*Seconded by: M. Vaithianathan*

*That application A-2025-0107 be refused.*

*Yea (2): M. Vaithianathan and K. McDermott*

*Nay (3): J. Dehriwal (Chair), J. Sodhi (Vice-Chair), and S. Saini*

**Lost**

Moved by: S. Saini

Seconded by: Chair

That application A-2025-0107 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that generally shown on the sketch attached to the Notice of Decision or as modified through an approved Site Plan Application;
2. That the owner finalize site plan approval under City File SPA-2025-0163, execute a site plan agreement, and post any required financial securities and insurance to the satisfaction of the Director of Development Services;
3. The owner to obtain a building permit for any alterations to the building prior to occupancy of the unit;
4. That the 2-story building addition be constructed and designed in accordance with the Heritage Impact Assessment and to the satisfaction of Heritage Planning staff;

5. As part of the Site Plan Approval process, additional revisions to the site plan may be required in order to support the application, including, but not limited to, the relocation of site access, parking stalls, and the implementation of associated road and frontage improvements, etc. All costs associated with all required modifications as identified as part of the site plan approval process shall be assumed the Owner;
6. That the applicant shall address the Metrolinx comments noted in their letter dated February 3, 2026; and,
7. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Yea (3): J. Dehriwal (Chair), J. Sodhi (Vice-Chair), and S. Saini

Nay (2): M. Vaithianathan and K. McDermott

Carried

11.2 A-2025-0108

Primont Properties Inc.

10629 Mississauga Road

Plan 43M1985, Block 1, Ward 6

The applicant(s) are requesting the following variance(s):

1. To permit a day nursery and private school as permitted uses, whereas the by-law does not permit the use;
2. To permit resident parking to be calculated at a rate of 0.75 spaces per dwelling unit in an apartment dwelling, whereas the by-law requires resident parking to be calculated at a rate of 1 space for each dwelling unit in an apartment dwelling;
3. To permit a front yard depth of 5.7 metres to a proposed fourteen (14) storey building, whereas the by-law requires a minimum front yard depth of 6.0 metres for any portion of the building above the 7th storey and including the 30th storey; and
4. To permit a north interior side yard width of 23.7 metres for the first five (5) storey, whereas the by-law requires a minimum north interior side yard width of 24.0 metres for the first five (5) storey.

Jane Law, authorized agent was present online and presented an overview of the application and advised they have issues with Conditions 2 and 3.

The Committee Chair J. Dehriwal highlighted correspondence received.

Staff outlined the proposed conditions of the staff report.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised Condition 2 is standard with any site plan application; Condition 3 is used in certain instances, and this condition would be required to be cleared.

Member K. McDermott inquired with the authorized agent how many parking spots will be lost.

The authorized agent advised fifty spots.

Member K. McDermott commented on the need to hold people to the requirement when it comes to parking.

Member J. Sodhi noted parking and safety have become an issue.

Francois Hemon-Morneau, Principal Planner/Supervisor, noted a traffic study was submitted and found it to be supportable.

Member J. Sodhi noted the application should be before council with the reductions in parking.

Ross Campbell, Manager, Zoning and Sign By-Law, advised the bylaw was approved and it is currently under appeal.

Member K. McDermott noted a need to assure there is adequate parking for the day nursery.

The authorized agent noted there is a visitor parking at the site that can accommodate the day nursery.

Member K. McDermott inquired with the agent if the applicant is open to removing Variance 1 and 2.

Francois Hemon-Morneau, Principal Planner/Supervisor, noted staff was supportive of the variances requested.

The authorized agent noted they are open to defer the application and work with staff.

Moved by: J. Sodhi

Seconded by: K. McDermott

That applications A-2025-0108 be deferred to no later than the last hearing of June 2026 with recirculation fees.

Carried

11.3 A-2025-0113

Bramalea Islamic Culture Centre

89 Mill Street North

Plan, Br 32, Part Lots 27, 28, Ward 1

The applicant(s) are requesting the following variance(s):

1. To permit a day nursery, whereas the by-law does not permit the use; and
2. To permit a proposed porch landing to encroach 4.08 metres (13.39 ft.) into the front yard setback, resulting in a setback of 1.92 metres (6.30 ft.) from the porch landing to the front lot line, whereas the by-law permits a porch to encroach a maximum 1.8 metres into the front yard setback, resulting in a required setback of 4.20 metres (13.78 ft.) from the porch landing to the front lot line.

Arshad Siddiqui, authorized agent was present online and presented an overview of the application.

The Committee Chair J. Dehriwal highlighted correspondence received.

Andre Chavot, Brampton resident was present to express opposition to the application, noting the location is not a place of worship, parking, traffic and safety concerns. The traffic study is not an accurate depiction of the traffic in the area. This application is not minor in nature.

Helen McAuley, Brampton resident was present to express opposition to the application, noting parking, increased traffic, trees and safety concerns. The area currently has a daycare is another one needed.

Taryn Herder, Brampton resident, was present to express opposition to the application, noting increased noise and increased traffic; and that the application does not help develop the city, and it does not meet the four tests.

Suresh Ramchandra, Brampton resident, was present to express opposition to the application, noting parking, number of children in this daycare, and increased noise.

Caroline Engelsman, Brampton resident, was present online to express opposition to the application, noting safety concerns, increased noise, and increased traffic.

Lori Herder, Brampton resident, was present to express opposition to the application, noting the application is not minor, impact on area residents, traffic congestion, parking, property value, impaired vision for drivers, safety concerns for children, and not compatible for this residential neighborhood.

Ramesh Ramnarine Singh, Brampton resident, was present to express opposition to the application, noting safety of the children, traffic concerns, and changes that will affect the neighborhood.

Staff outlined the proposed conditions of the staff report.

Member K. McDermott noted this location is in a Heritage Area, there are many day nurseries in this area, and hardscape is excessive.

The Committee Chair J. Dehriwal inquired if there is any enforcement action on the property currently.

Ross Campbell, Manager, Zoning and Sign By-Law, advised there was no current enforcement action. He noted a place of worship will not be permitted at this location.

The Committee Chair J. Dehriwal inquired is this mature neighborhood exempt for parking.

Ross Campbell, Manager, Zoning and Sign By-Law, noted there was a by-law passed that provides an exemption for parking at this location.

The Committee Chair J. Dehriwal inquired if the applicant should put in a Site Plan Application.

Francois Hemon-Morneau, Principal Planner/Supervisor, noted it allows for further technical review of the application.

The Committee Chair J. Dehriwal inquired why a place of worship is not allowed.

Ross Campbell, Manager, Zoning and Sign By-Law, advised this residential property fails on all the setbacks.

The Committee Chair J. Dehriwal inquired if the application is approved can the Site Plan Approval deny this application.

Ross Campbell, Manager, Zoning and Sign By-Law, advised if the application is approved today it will comply with zoning, during the Site Plan Approval there may be other aspects that can hinder the approval.

Member K. McDermott inquired if in the past there has been a history of orders to comply on this property.

Ross Campbell, Manager, Zoning and Sign By-Law, noted in the past there have been many complaints but during the inspection the calls were either cancelled or complied.

Member M. Vaithianathan, noted safety and parking issues and he supports a refusal.

Member S. Saini noted this type of business is needed and support for the staff report recommendations.

Member K. McDermott noted the hardscape is a lot for a Heritage neighborhood.

The Committee Chair J. Dehriwal commented that all committee members can decide if they want to approve or deny an application. The chair noted that there will be further review at the Site Plan stage and if there are concerns, they will refuse the application at that stage.

Member K. McDermott inquired if this application would be eligible for a place of worship.

Ross Campbell, Manager, Zoning and Sign By-Law, advised further review would have to be completed but currently he believes the location is not eligible for a place of worship.

Member K. McDermott commented the hardscape should be removed or the approval should be temporary.

Member J. Sodhi noted the hardscape is a safer way to drop off the children at the daycare.

The Committee Chair J. Dehriwal inquired on the timeline for a Site Plan Approval.

Francois Hemon-Morneau, Principal Planner/Supervisor, advised staff cannot provide a timeline.

*Moved by: K. McDermott*

*Seconded by: M. Vaithianathan*

*That application A-2025-0113 be refused.*

*Yea (2): M. Vaithianathan and K. McDermott*

*Nay (3): J. Dehriwal (Chair), J. Sodhi (Vice-Chair), and S. Saini*

**Lost**

Moved by: J. Dehriwal

Seconded by: S. Saini

That application A-2025-0113 is supportable, subject to the following conditions being imposed:

1. That the extent of the variances be limited to that generally shown on the sketch attached to the Notice of Decision or as modified through an approved Site Plan Application;
2. That the day nursery use be approved for a temporary period of 7 years following the issuance of site plan approval;
3. That a site plan application shall be submitted within 90 days of the Committee's decision and the site plan shall be approved and implemented within 1 year of the Committee's final decision, or within an extended period of time as approved by the Director of Development Services;
4. That Variance 2 be revised and approved to permit a proposed porch landing to encroach 4.13 metres (13.55 ft.) into the front yard setback, resulting in a setback of 1.87 metres (6.14 ft.) from the porch landing to the front lot line;
5. That the applicant/owner shall submit a Site Plan Application. Site Plan Approval for the proposed pick up and drop off layout and associated outdoor play area is required prior to the occupancy of the building for a day nursery to allow staff to review and comment on their design, layout, and safety;
6. That prior to Site Plan approval, the applicant shall provide a Phase One Environmental Site Assessment (ESA) to the City's Environmental Compliance Engineering staff;
7. That the applicant shall submit a Tree Evaluation Report and Plan as part of the Site Plan Application to the satisfaction of Open Space Development staff;

8. That the owner shall obtain a building permit for any alterations to the building prior to the occupancy of the unit for the purpose of a day nursery; and
9. That failure to comply with and maintain the conditions of the Committee shall render the approval null and void.

Yea (3): J. Dehriwal (Chair), J. Sodhi (Vice-Chair), and S. Saini

Nay (2): M. Vaithianathan and K. McDermott

Carried

## **12. Fee Reduction Requests**

### **12.1 Gagandeep Kaur Gill and Bhupinder Singh Mundi, Brampton residents Fee Reduction Request, dated January 22, 2026**

Gagandeep Kaur Kill, Brampton resident was present and provided an overview for the fee reduction request.

The Committee Chair J. Dehriwal inquired for documentation showing the Notice of Assessment.

The applicant did not bring the documentation.

Moved by: J. Sodhi

Seconded by: K. McDermott

That the fee reduction request be deferred to no later than the last hearing of April 2026.

Carried

### **12.2 Bianca Badescu and Dennis Allison, Brampton residents Fee Reduction Request, dated March 9, 2026**

Richard Hanesiak, the authorized agent was present and provided an overview for the fee reduction request.

Member S. Saini noted they have two separate lots that can be sold.

Member K. McDermott inquired what fee structure the agent is requesting.

The authorized agent advised they are looking for a complete waiver but are willing to settle for fifty per cent.

Moved by: K. McDermott

Seconded by: J. Dehriwal

That the fee for application B-2026-0002 for 29 and 31 Newlyn Crescent be reduced to 50% of the current application fees.

Carried

12.3 NESTLINGS Early Learning and Childcare Fee Reduction Request, dated February 5, 2026

Nicholas Malta, the authorized agent was present and provided an overview of the fee reduction request.

The Committee Chair J. Dehriwal noted committee is in agreement to reduce nonprofit organization applications.

Moved by: J. Dehriwal

Seconded by: K. McDermott

That the fee for application A-2025-0102 for 35 Van Kirk Drive be reduced to \$720.

Carried

13. **Adjournment**

Moved by: J. Dehriwal

Seconded by: S. Saini

That Committee do now adjourn to meet again for a Regular Meeting of the Committee of Adjustment on April 28, 2026, at 9:30 a.m. or at the call of the Chair.

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J. Singh Dehriwal, Chair

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C. Vani, Secretary-Treasurer